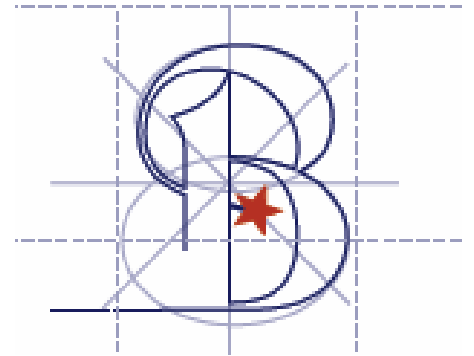


*The City of Bryan
adopted a new
comprehensive plan
in January 2007.*

*The Plan expresses a
vision for the future
and includes action
items that are
stepping stones
toward achieving
that vision.*

*The following pages
describe progress
made toward that
vision since plan
adoption.*



Bryan, Texas

Comprehensive Plan Implementation Progress Report 2009

**It is vital that a community continually assess progress toward
achieving plan goals.**

Comprehensive Plan

Implementation Progress Report

2009

Essential Actions

- *Keep the Plan Current*
- *Keep Development Codes Current*
- *Update Codes to Implement Plan*
- *Maintain Core Services*

The purpose of this report is to update the citizens of Bryan regarding progress made toward implementing the City's Comprehensive Plan that was adopted January, 2007. The quality of life perceived by Bryan residents and visitors is substantially influenced by the manner in which the Comprehensive Plan is maintained and implemented. During the public involvement process, a total of 146 action statements were grouped into 35 programs that were ranked by the Comprehensive Plan Advisory Committee (CPAC) and the citizens of Bryan. Of the 35 programs, four were identified as critical core services and were considered essential.

These are as follows:

- Keep the Comprehensive Plan current.
- Keep development-related codes current and aligned with the recommendations of the Comprehensive Plan.
- Immediately amend development-related codes to implement the recommendations of the Comprehensive Plan.
- Maintain the same or a higher level of municipal services as Bryan citizens receive today.

The remaining programs were ranked by the community and incorporated into an "Implementation Action Guide" to be accomplished over the next 5 years. Each task of every program is assigned to a specific department of the City.

This report documents the major accomplishments at this "half-way" point in the implementation process. Although there is more still to be accomplished, the City of Bryan has been actively and aggressively pursuing its vision to the benefit of all its citizens.

A spreadsheet detailing specific progress toward each task listed in the Implementation Action Guide is available on the City's web site at www.Bryantx.gov

"The Sweet 16" are those sixteen issues that rose to the top and are those that citizens wished the City Council and staff to focus effort on over the next few years. This report highlights progress toward not only the Essential Actions mentioned previously, but toward several of the "Sweet 16" issues as well.

The Sweet 16; *Countdown to Success*

- › Downtown Bryan
- › Community Appearance
- › Neighborhood Redevelopment
- › Prepare for Development (next 1-3 years)
- › Pro-active Code Enforcement
- › Commercial Redevelopment
- › Texas Avenue Rehabilitation
- › Pedestrian Ways
- › Prepare for development (next 3-10 yrs.)
- › Parks & Recreation
- › Creative financing for infrastructure rehabilitation
- › County-wide thoroughfare planning
- › Regional detention
- › South College master plan
- › Historic Preservation
- › Private wastewater improvements

" The 5 Year Capital Improvement Program (CIP) involves identification, management, and implementation of CIP projects. The process includes input from City staff, citizens, and City Council."

Recognition of the community needs and balancing the infrastructure demands with the funding available is the goal of the CIP."

*City of Bryan web site
www.bryantx.gov*

Essential Actions

The Implementation Guide in the Comprehensive Plan includes several actions identified as necessary to maintain the City's Comprehensive Plan and Development Codes and to ensure that basic core services would be maintained.

Since Plan adoption in 2007 the City staff has been busy addressing many of these action items.

Keep the Plan Current

A key task was to re-establish the 5 year Capital Improvement Program (CIP). In 2008, the City hired a consultant to assist with re-establishing the program including the methodology, public input and overall ranking process. City staff will now utilize this new process annually to update its CIP program list.

Projects from a newly adopted sidewalk master plan, and other vehicular and bike facilities are incorporated into the CIP as well, as a means to implement the Thoroughfare and Hike & Bike elements of the Comprehensive Plan. City staff is currently updating the Thoroughfare Plan and Hike & Bike element to respond to new development by indentifying new hike & bike paths to be added. Coordination with the City of College Station will also facilitate the connectivity of thoroughfares and trails between the cities.

Re-evaluating the zoning map annually is another strategy Bryan uses to keep the Comprehensive Plan current. In partnership with the Planning & Zoning Commission, several city-initiated zone changes have been processed to provide zoning solutions on a larger scale. Plans for the future also include a Zoning Ordinance Update to kick-off in the Fall of 2009 with adoption scheduled for 2010. A comprehensive zoning map will follow the ordinance update with adoption scheduled in August of 2011.

Public involvement is critical to the success of adopting effective codes and ordinances.

For information on how you can get involved contact

[979-209-5030](tel:979-209-5030) .

Keep Codes Current & Updated

In order to implement the Comprehensive Plan through new development and redevelopment, staff has focused efforts on updating and re-writing all development-related codes and ordinances. Once completed, the new codes will implement specific recommendations in the Plan through both private and public development projects. The following is a list of development-related ordinances and projected adoption schedules:

Code	Status	Adoption Schedule
B/CS Design Guidelines	Public Review	Fall - 2009
Drainage Ordinance	In Progress	Fall - 2009
Subdivision Regulations	In Progress	Fall - 2009
Zoning Ordinance	Kick-off Fall - 2009	Summer - 2010
Site Dev. Ordinance	Kick-off Fall - 2009	Summer - 2010

B/CS Unified Design Guidelines - Incorporates construction specifications for utility lines, streets and drainage.

Drainage Ordinance - Provides the specific code requirements for handling storm water run-off including detention and retention requirements.

Subdivision Regulations - Outlines the specific code requirements when subdividing land within the city limits and ETJ.

Zoning Ordinance - Establishes individual zoning districts and where they are applied throughout the city.

Land & Site Development Ordinance - Provides the minimum standards for new development within the city to include setbacks, lot sizes, parking lot standards and signage.

Maintain Core Services

Maintaining the current level of core city services is another item that was found to be essential. Core services include the provision and maintenance of utility lines, streets, drainage, solid waste, community facilities, parks and emergency services. The Implementation Action Guide in the Plan lists specific tasks required for each department in the City to continue providing core services at the current level of service.

The Water and Waste Water System Master Plans were updated in 2007 with the Comprehensive Plan.

The next scheduled update will occur before 2012.

Drainage Watersheds

Carters Creek

Turkey Creek

Thompsons Creek

Hudson Creek

Burton Creek

Briar Creek

Cottonwood Branch

Still Creek

The following are major areas where the City has implemented new systems to monitor and maintain current levels of services:

- **Traffic** - A new position was added specifically to focus on transportation-related planning and operational issues. A traffic signal master plan was completed in 2007 that provided an inventory of existing signals and recommendations for improvements. Specific improvements have been prioritized and incorporated into the 5 year CIP program. Each year \$400,000 is allocated through the CIP program for the replacement of traffic signals.
- **Water** - City staff developed a proactive plan to maintain the City's water system. Each water distribution line in the system was assigned an age and then synced up with corresponding leak history. This information is critical in developing a prioritized replacement and repair list that is incorporated into the City's 5 year CIP program. Staff also identified areas with inadequate fire protection and implemented an on-going program to provide these areas with adequate protection including the replacement of fire hydrants, adding new hydrants and upsizing water lines.
- **Streets** -A new street maintenance program was developed through a pavement management software program. Work to date includes setting up the framework for the software, incorporating the existing street conditions and maintenance histories. Data from this new program will be utilized annually to develop street maintenance projects.
- **Drainage** -Recommended improvements from the Storm Sewer Master Plan are ranked with other capital projects as part of the 5 year CIP program. Currently, the floodplains in the Cottonwood Branch and Still Creek watersheds are being studied. Staff is also in the process of preparing a Stormwater Master Plan that will take a comprehensive look at the overall drainage system and prioritize specific projects throughout the City of Bryan.
- **Emergency Services** - Representatives from emergency services are part of the City's Site Development Review Committee that reviews and evaluates development proposals on a weekly basis. Emergency and evacuation routes are evaluated on a regular basis including streets where bridge and culvert requirements should be increased to assure passage during storm events.

Since the adoption of the Comprehensive Plan, Fire Station #5 has been constructed and is now in use. The Fire department has also submitted a grant that could help fund the relocation and construction of Fire Station #2. The City's growth is monitored in order to maintain an appropriate level of fire and emergency medical staff.



- Parks - In addition to maintaining current levels of service with respect to Parks, the City Council also reinstated the entire department to include recreation. The Parks department conducts regular meetings with the Bryan Independent School District to investigate cooperative ventures. Recent programs and projects include redoing the soccer fields behind Mary Branch Elementary, investigating natatorium possibilities at Rudder High School and utilizing schools for recreational programs.

"Because downtown is a special and unique place for the community, it is critical that extraordinary measures be focused on reviving the greatness that Downtown Bryan once enjoyed."

*Downtown Bryan,
Master Plan 2001*

The Façade Improvement Grant Program (FIP) was funded for FY08 and FY09 at \$200,000 annually.

The Sweet 16; Countdown to Success

#1 Downtown Bryan

The issue ranked most important by Bryan citizens during the plan process was the continued emphasis in Downtown Bryan. The City has been facilitating the redevelopment of Downtown Bryan, not only with capital projects but with funding and implementation of award programs, support of DBEDA and the reinstatement of the facade improvement program. Also, residents and visitors alike can currently enjoy First Fridays, Noon Toons and Texas Reds throughout the year.



The Downtown Improvement program continues to benefit the City of Bryan by making Downtown more attractive, increasing the economic vitality of the buildings, increasing sales tax and property values, while preserving and enhancing Bryan's architectural and cultural history. One such recent recipient of funding provided by the Downtown Improvement Program is the historic International Harvester building, now home to the Brazos Valley Decorative Center. A \$175,000 matching grant was awarded for the restoration and adaptive reuse of this landmark building, designed by famous designer Raymond Loewy and located at a gateway intersection on South Main Street.



Phase 2 construction of infrastructure improvements is complete. It consisted of similar infrastructure improvements as Phase 1. Phase 2 project limits were along Bryan Avenue from 28th Street to 24th Street and included the side streets (27th, 26th, WJ Bryan, 24th) from Parker Street to Main Street. The scope of the work included replacement of all underground City owned utilities and included BTU, Verizon, and Cox utilities placed underground from previous overhead poles.

Sidewalks and streets were replaced with new concrete paving and brick pavers and a loading/unloading zone was created in the middle of the street with decorative brick pavers serving as an alley for the westernmost businesses on Main Street.

Brick dumpster enclosures with decorative gates with louvers for screening were constructed at designated locations.

Street trees and planter beds are installed at key locations along the street. Antique decorative lighting, bike racks and park benches were also included.



Phase 3 includes 10 million in capital projects that will remove and replace pavement and sidewalks along Main Street from 24th Street to Pruitt Street and along 23rd, 22nd, 21st and Pruitt between Main and Bryan. Utilities will also be replaced while landscaping, streetscaping and historic lights will be included.

These next phases push the Downtown effort to the north where there are less historic structures and development will include more new structures. The Master plan calls for high density residential to be included in the new development. The City is currently in the process of selecting a master developer for "Downtown North".

"A fundamental premise of urban design is that there is a mutual relationship between quality of life and a city's built environment. Urban form and community appearance influence social and economic opportunity and contribute heavily to civic identity."

*Bryan Comprehensive Plan
2006, Chapter 7
Community Appearance*

To date, five entry signs have been replaced and two more are scheduled to be replaced this year.



#2 Community Appearance



The citizens ranked community appearance as the number two issue needing attention. More specifically, citizens asked Bryan to focus on improving the appearance along public rights-of-way and major corridors. The City has chosen an aggressive, multi-phased approach through a combination of code enforcement, code development and corridor planning.

The City's code enforcement department has been revamped and resources added to proactively address code violations. The program now incorporates proactive inspections focused on the City's major corridors into and through the City of Bryan. Code violations that negatively impact community appearance are prioritized to include high weeds & grass, illegal signs, zoning violations, junk vehicles and dangerous buildings.

City staff is also updating all three development-related ordinances that will incorporate design guidelines and standards for both private and public development projects. Over the next two years, the Zoning Ordinance, Subdivision Regulations and Site Development Ordinance will be updated and will incorporate community appearance standards.

The City of Bryan has also taken the lead to incorporate enhancements into many City projects. Recent examples include:

- Old Reliance Road – Landscaping improvements in the medians & along rights-of-way.
- Beck Street – Landscaping, pavers, vertical walls and a fountain.
- Downtown Bryan Phase III – Decorative lighting, landscaping and pavers.

Targeted areas for a more comprehensive approach include Texas Avenue, Wellborn Road and College Main. In addition, the City is investing approximately \$250,000 for the design and construction of 6 to 8 foot wide sidewalks along both sides of Texas Avenue from the Tejas Center to the southern city limits. The City of Bryan has continued to expand the current city limit entry marker program to incorporate landscaping and demarcate the City to help establish a distinct identity.

In 2008, the number of pro-active code enforcement inspections represented approximately 80% of all inspections.

To report code violations or for more information, contact

979-209-5444.

#5 Pro-active Code Enforcement

The City's code enforcement program was completely revamped and resources added to move from a complaint-based to a proactive code enforcement program. The entire program was moved to Development Services and three new staff members were added. The City Council worked with the Planning & Zoning Commission to establish top priorities and locations in which to focus proactive code enforcement efforts.

Proactive inspections are focused on the City's major corridors into and through the City of Bryan. Within these highly visible areas, inspections focus on the following top priority violations:

- High Weeds and Grass/Mowing
- Dangerous Buildings
- Zoning Violations
- Junk Vehicles
- Illegal Signs



In the two years following the adoption of the Comprehensive Plan, the number of proactive code inspections increased by approximately 4,000 inspections. In 2008, the number of proactive code enforcement inspections represented approximately 80% vs. 20% complaint-driven inspections.

Since August of 2008, the Building Standards Commission reviewed 18 potentially dangerous buildings. Of those, 14 were demolished, two repaired and two are pending demolition. The Commission is also considering a Property Maintenance Code in an effort to address issues before structures become unsafe.

Mobile Home Parks are also a focus of the City's proactive code enforcement efforts. City staff and the Planning and Zoning Commission completed a report on existing manufactured home land lease communities. The Mobile Home Park Initiative is well underway and meetings with park owners have begun to establish a phased approach to bring existing parks into full ordinance compliance.

"Create a pedestrian and bike friendly community ...to provide...links between neighborhoods, schools, parks and major shopping centers."

Bryan Comprehensive Plan 2006, Chapter 6 Transportation



#8 Hike & Bike

The Hike & Bike Plan Element was adopted in 2007 as part of the Comprehensive Plan. The Parks & Recreation Department is currently updating this element to respond to new development. Parks staff has inventoried trail improvements to determine new path locations and points of connectivity to be gained both through private development and public projects.

The Hike & Bike Plan was subsequently used to complete a sidewalk master plan followed by development of sidewalk projects integrated into the City's 5 year CIP Program. Identified sidewalks have also been constructed with new street construction projects.

Council approved a special sidewalk fund to be set aside for construction of small segments of sidewalk not associated with development or capital projects.

The City has two fairly large capital sidewalk projects planned for MLK Street. Work will consist of installing new and replacing damaged sidewalks on both sides of MLK Street from Sims to Muckleroy and on MLK from Waco to Sims, excluding Downtown between Tabor and Parker Streets. Where possible these 11,000 feet of walkways will be 6 feet in width. Curbs will be repaired as needed and streetlights will be installed or replaced. Streetscape amenities may be included as the projects develop. The goal of the project is to provide pedestrian access and to improve the appearance of one of the City's major corridors. The sidewalks will also connect public schools. The two projects will cost approximately \$975,000. These are areas of high pedestrian traffic and high visibility from the public and these improvements will enhance community appearance while providing connectivity for everyone.

"There is a direct relationship between the amount of green space in a community and the physical and psychological health of its citizens."

Bryan Comprehensive Plan 2006, Chapter 8 Parks, Open Space Trails



#10 Parks Department

During the Comprehensive Plan hearings the community asked that the City re-establish a full Parks & Recreation Department. City Council began work on the issue immediately by allocating the necessary resources.

Since the adoption of the Comprehensive Plan, a new Director has been hired. Organization of staff has been on-going to deal with the departmental work load including the management of the City's Golf Course. The department has developed surveys to monitor changing customer park needs for recreational facilities and the first surveys are planned for the Fall of 2009.

Although user fees and park accessibility needs were evaluated and adjusted in the Fall of 2008, a much more extensive review will be performed in the Fall of 2009 in preparation for the next fiscal year.

Staff is also exploring creative financing mechanisms through Texas Parks & Wildlife and private parks improvement funds. They will be investigating and implementing new sources of revenue for parks and recreation projects including matching grants for specific projects, capital improvement funding, and other public and private sources. In addition, the Parks Department should have the resources to respond to park acquisition and development opportunities as they arise.



The Gloria Stephan Sale Park, developed through a private improvement fund, was dedicated in November 2008. Additional improvements include landscaping, fountain/splash pad and a train depot pavilion.

Henderson Park was further developed with Henderson Harbor pool and ball field complex. Bonham Park has received some trail renovations and while a second municipal golf course has not been added, per the plan, a number of improvements have been made at the existing course including renovating tees, golf shop, maintenance buildings, removal of dead trees and stumps, filling holes and adding landscape beds.

The optimistic spirit and determination that built Bryan in its early years continues to define Bryan today. It is a community that successfully couples dynamic growth with historic importance.

*City of Bryan web site
www.bryantx.gov*

#14 South College Master Plan

A plan to redevelop the South College Avenue Corridor was adopted in 2002. Implementation of the plan was one of top 16 issues voted most important by citizens during the Comprehensive Plan Update process.

Street and utility issues are key factors in implementing the South College Master Plan. Existing drainage issues must be addressed prior to the widening of South College. Bryan has taken that first step toward implementation with a \$200,000 investment in the South College Avenue Storm Water Detention Facility to mitigate existing drainage problems and allow future widening of the roadway without causing more flooding problems. Currently, the city is actively studying this issue to determine where land for this facility will need to be purchased. The site would need to be a significant, large tract of land to physically be able to construct a pond or ponds.

The City also has plans to reconstruct South College from Villa Maria to Sulphur Springs in fiscal year 2012 through its Capital Improvement Program. This roadway project will include sidewalks extending to the Bryan city limits near Hensel Park with improvements to the Villa Maria intersection.

#15 Historic Preservation



In an effort to expand the current historic designation programs to include additional areas and individual structures, staff is exploring the establishment of a West Side Historic District with established landmarks.

An updated historic resources survey for the west side of Bryan is underway. Funds for this survey were received from the Texas Historical Commission with matching funds from the City of Bryan.

One project that has made a big impact on local citizens was in the Tanglewood Park area.

Resident Mr. Swaim owns a home on Carter Creek Parkway and worked with the City of Bryan to replace both private and public sewer lines in the area. The result, sewage is no longer "backing up in the shower" at Mr. Swaim's home.

By working together, the sewer problems in the Tanglewood Park neighborhood have been resolved.

#16 Private Wastewater Improvements



The focus of this initiative is to explore the ability to educate and assist where feasible, those with private sewer line infill & infiltration problems that are contributing to problems with the City's public system. During wet conditions, storm water enters into the sanitary sewer system causing issues with capacity including sewer backing up into homes. The difficulty is isolating exactly where the major problems exist. A study of the City's sewer system was completed in 2007 that identified five major projects to address infiltration issues and the number of overflows. All five projects are either completed or in the design stages to address major problem areas.

The City Council also adopted a resolution in the Fall of 2008 laying the ground work for a new program through the Community Development Block Grant (CDBG) program for loans to replace aging sewer lines in low-income neighborhoods.

Additionally, City staff developed a new proactive sewer line maintenance program and made substantial operational changes that will ensure the cleaning of all lines once every seven years. The City Council funded this program which included new equipment and a crew dedicated specifically to cleaning existing lines. City staff has also identified and prioritized future sewer improvements that may be funded through the 5 year CIP program that is reviewed annually. Recent improvements include the new Habitat for Humanity Subdivision, correcting existing infill and infiltration problems in the current system as well as participating in the upsizing of new sewer lines to provide adequate capacity.



In addition to these new programs, City staff also increased their community outreach efforts to include a local grease campaign.

The City received a state award from the Texas Chapter of the American Water Works Association for this campaign which focused on the proper disposal of fats, oils and grease.

Comprehensive Plan Implementation Progress Report

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